



Community Preservation Act Committee

Date: January 6, 2021

Time: 3:06pm – 5:15pm

Location: Conducted remotely due to Covid-19.

DRAFT Minutes

Remote Participation: Eric Helmuth,
Eugene Benson,
Jim Feeney, (arrived at 4:45pm)
Pam Heidell,
Leslie Mayer,
Charlie McCabe,
JoAnn Robinson,
Clarissa Rowe,
Ann Woodward.
Not in Attendance: Nick Mitropolous.
Also Attending Remotely: Julie Wayman.

Chair Eric Helmuth welcomed members and guests at 3:06 pm. Helmuth explained that due to Covid-19 the meeting was conducted remotely and read through the Town's disclaimers about remote meetings.

1. Meeting Minutes

- a. Eric Helmuth noted the meeting minutes are still in draft and we will review meeting minutes next month.

2. Arlington Emergency Tenant Assistance Program (AETAP)

- a. Julie Wayman reviewed the progress of the AETAP with the committee. Helmuth remarked it is good to have these funds available for immediate distribution given the need. Clarissa Rowe notes that HCA reports they are swamped with emergency assistance requests.

3. CPA Project Updates

- a. Reservoir (reported by Leslie Mayerr: Heavily into Phase II. Bid in two separate bids: one to deal with work on buildings (pump house and concession bath house). Those bids are out and got six replies, all over estimate. Moving on design on rest of Phase II and in Conservation Commission permitting process. Bid will be in split construction to allow the beach to open in the Summer and

finish in the fall. Having Nno beach season this past year was a loss to the community and Recreation income.

- b. Helmuth noted he will work with staff to get additional project updates in the near future.

4. CPA Budget Review for FY22 (referencing accompanying sp)

- a. Remove out the top three projects as they are FY21 and approved.
- b. Helmuth reports via the CPA liaison that Capital planning does not plan to do Spy Pond Playground, but he will check back with them.
- c. It was noted that because we are working with a housing set-aside from FY21 we need to ensure we have 10% in FY22 revenues set aside from for each category.

5. FY22 Final Applications Review

- a. Drake Village Renovation, Arlington Housing Authority
 - i. Ann Woodward reported that the applicant provided a satisfactory update on the previous Winslow Towers project, which is set to continue after March 2021. Woodward felt positive about the application and what they are asking for.
 - ii. Charlie McCabe appreciated their focus for the project and the split of the funding request and what they are providing.
 - iii. Leslie Mayer questioned whether the work was already being out to bid and if that is an issue.
 - iv. Committee will follow-up with AHA to confirm that the CPA-funded work will begin after July 1, 2021, in FY22.
- b. Leasing Differential, Somerville Homeless Coalition
 - i. The applicant addressed the Committee's prior questions on how funding would not be double-dipping with Section 8 rules. Ann Woodward reported that on further exploration she learned that the rules are very different for leasing and that double-dipping is not an issue. She only questions that they changed some of the apartments and would like to know why they want to subsidize different apartments in their final application than their original. She will consult with the applicants regarding the committee's questions prior to their public presentation.
 - ii. Eugene Benson questions if they meet the affordability standards per CPA up to 100%. It would be helpful to hear that they meet the affordability guidelines under 100% AMI. These are helping individuals who are homeless so the committee would like to see that written out explicitly.
 - iii. Would like clarified why is the one two-bedroom unit worth a lot more than the others?
 - iv. Leslie Mayer felt there was some inconsistency about what this was supporting and how many people. Various apartments and individuals. The committee would like clarification.
 - v. Leslie Mayer was disappointed not to see any letters of support from any Arlington officials: Adam Chapdelaine, Jeanette Cummings, Steve DeCoursey, Chief Flaherty.

- c. Bridge to the Bikeway, Housing Corporation of Arlington
 - i. Eric Helmuth reported that HCA is working with the Town to determine if they can cover the cost of the Bridge to the Bikeway ramp insurance. Insurance estimate is at least \$6,000/year. Add the bridge to the Town's insurance.
 - ii. Clarissa Rowe reports that the bridge in the final application is much better, longer, with landing and is ADA-compliant.
 - iii. The committee wants to ensure that while this ramp is on HCA's property, it is open to the public use. The committee would like to make sure HCA makes that clear to the public.
 - iv. Pamela Heidell noted that they will need to come before the ConCom for approval.
 - v. Access and Signage and further approvals including Conservation Commission.
 - vi. Pamela Heidell would like to see more detail in the budget.
- d. North Beach Ramp at Spy Pond Park, Conservation Commission
 - i. Pamela Heidell would like to know why the project went from \$10K to \$40K. Would like more detail in the budget.
 - ii. Leslie Mayer explained that this project expanded over the time of the project and started as part of the erosion control which is why it is under ConCom and not Park and Rec. ConCom and Park and Rec will consider collaboration if possible. Ask applicant to consider this.
- e. Hurd Field, Recreation Department
 - i. Committee was impressed by the letters of support and the photographs.
 - ii. Leslie Mayer expressed the Rec Commission's surprise at the cost estimates. The lights will be alternates. Costs reflecting high costs everywhere.
 - iii. Charlie McCabe mentions that this project will be multiple fiscal years.
 - iv. Leslie Mayer hopes there will be Capital funding available in future fiscal years.
 - v. Eugene Benson would like to know if there are bike racks available.
- f. Public Land Management, Dept. of Planning and Community Development
 - i. Ann Woodward is wondering what would happen to implement the plan this time since not much happened in 2018. Would like to hear more about that.
 - ii. Eugene Benson would like to know if these were the same sites or new sites? Would like a list of the sites done with this.
 - iii. Pamela Heidell would like to see a crosswalk between Open Space and Recreation Plan with this plan. She wonders if there could be some collaboration or one consultant to the Open Space and the Public Land Management Plan.
 - iv. Need a more clear picture why this is necessary and how is it actionable.

- v. Leslie Mayer clarified the outcome of this plan: who is taking care of what. Hoping this means a refocusing on maintenance of our parks and open space.
 - vi. The committee would like to see a workplan including what spaces, who consulting, who is the person doing the work, who to consult with (friends groups).
- g. Spy Pond Playground, Recreation Department
- i. Leslie Mayer noted the playground is basic and has been identified as needing scrapping and redone in the same footprint that exists. Well-loved, destination playground that has outlived useful life. Hoping the flat topography and confined space will limit the cost to the project. Project includes community input for two months in the fall.
- h. Foot of the Rocks, Allan Tosti
- i. The project requires a solid historic architect/landscape historian.
 - ii. Eugene Benson is still concerned about it meeting the criteria for a CPA project. He thinks a lot of what is in the application may not be eligible.
 - iii. Clarissa Rowe clarified that it will be a historic park and thus is eligible.
 - iv. JoAnn Robinson thinks the historic pieces there need to be documented and a plan for that is needed for the application to continue.
 - v. This is currently to fund planning work.
- i. Preservation of the Jason Russell House (Continued), Arlington Historical Society
- i. Application address question of insulation – they do not have it.
 - ii. Project would open space up year-round.
 - iii. Pamela Heidell believes that a feasibility study is needed prior to the work being done. She thinks there are holes in the application and thinks the cost may be inaccurate. She thinks their initial design has to look at the whole engineering of the project, not just the drilling of the wells. What will the project really cost and what will be achieved.
 - iv. Clarissa Rowe suggested we ask the Town's Energy Manager about this proposal.
 - v. JoAnn Robinson questions if the Master Plan included goals related to this project.
 - vi. Eugene Benson is not sure if a geothermal system is going to help them achieve their goals. The committee would like more documentation on this project.
 - vii. Pam Heidell will follow up with the applicant on these questions.
- j. Old Schwamb Mill Barn Envelope. Structural Engineer Report, Schwamb Mill Preservation Trust
- i. Eric Helmuth noted the applicant is an excellent CPA steward based on prior project awards.
 - ii. JoAnn Robinson also spoke highly of the applicant. Prior CPA projects turned out very well.

6. Eric Helmuth took note of which committee members would like to attend which CPA presentation night. He also noted that he will explore an outdoor site visit for relevant projects or more pictures of the project locations.
7. Clarissa Rowe moved to adjourn, Leslie Mayer seconded. The vote was unanimous. The meeting adjourned at 5:15pm.